Bet 3 5

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~65,600.93~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~15th~~ DAY OF ~~September~~ 19 89

Notary Public

MY COMMISSION EXPIRES: 4/23/93

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
HOWARD WAYNE GOAD (NAME)	COLONIAL MORTGAGE COMPANY (NAME)	MAP 43-4
354 Keaton Avenue (STREET ADDRESS OR ROUTE NUMBER)	ONE COMMERCE STREET (STREET ADDRESS)	PARCEL 44
Old Hickory, Tn 37138 (CITY) (STATE) (P.O ZIP)	MONTGOMERY, AL 36142-0001 (CITY) (STATE) (ZIP)	4D38010

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RONALD BRUCE COWAN and wife, CARRIE BETH COWAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOWARD WAYNE GOAD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Being Lot No. 45 on the Plan of Scenic View Subdivision, according to an unrecorded plan prepared by W. W. Turner Co., Engineers, on September 14, 1948, but not of record.

SAID Lot is more particularly described as follows: Starting with a concrete monument at the south end of the return at the southwest corner of the intersection of Keaton Avenue and Havron Avenue, being the point of beginning, and running thence the following courses and distances. In a northerly direction along the southerly margin of the intersection of Keaton Avenue and Havron Avenue, around a curve having a radius of 25 feet, a distance of 51.6 feet to a concrete monument located in the southerly margin of Keaton Avenue; thence in a easterly direction along the southerly margin of Keaton Avenue a distance of 144.8 feet to an iron pin located on the center line of a 20-foot easement for public utilities; thence in a southwesterly direction along the center line fo said 20-foot easement between Lots Nos. 45 and 46 a distance of 130.7 feet to an iron pin; thence in a westerly direction along the line between Lots Nos. 45 and 63 a distance of 80.9 feet to an iron pin in the easterly margin of Havron Avenue and on the line between Lots Nos. 45 and 63; thence in a northerly direction along the easterly margin of Havron Avenue a distance of 147.9 feet to a concrete monument and the point of beginning. Being the same property conveyed to Ronald Bruce Cowan and wife, Carrie Beth Cowan by deed of record in Book 7212, page 259, Register's Office for Davidson County, Tennessee.

Grantee herein agrees to assume the unpaid balance of a Note securd by a Deed of Trust of record in Book 7212, page 262, Register's Office for Davidson County, Tennessee, which Grantee agrees to pay the same and further agrees to indemnify and hold Grantors harmless therefrom.

This is unimproved ( ) / improved (XX) property, known as 354 Keaton Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of September, 19 89

Carrie Beth Cowan
CARRIE BETH COWAN

Ronald Bruce Cowan
RONALD BRUCE COWAN

HOWARD WAYNE GOAD

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~RONALD BRUCE COWAN and wife, CARRIE BETH COWAN~~ AND HOWARD WAYNE GOAD

the bargainor ~~s~~, with whom I am personally acquainted, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 15th day of September 19 89 FES

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

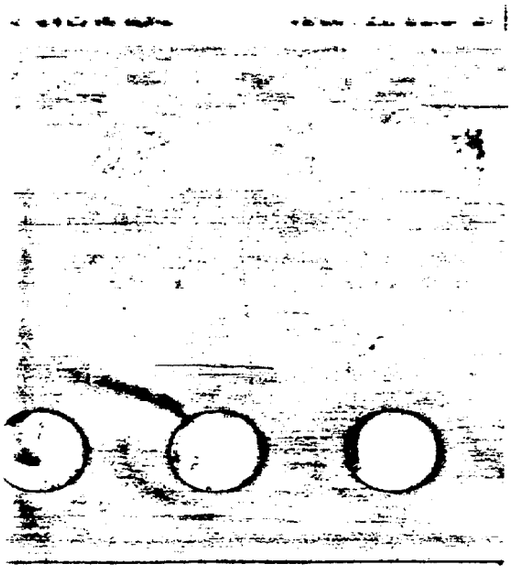
6 7.5 7.0

IDENTIFICATION REFERENCE

SEP 20 10 14 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6411 09/20 0101 03CHECK 223.48





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7942 PAGE 118

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	65600.93
CON TX	216.48
PRFEE	1.00
WDEED	6.00
TOTAL	223.48
CHECK	223.48

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/20/88 01 10:14 0001 6411

6 7 5 7 0

IDENTIFI REFERENCE

SEP 20 10 14 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250385